



राजपत्र, हिमाचल प्रदेश (असाधारण)

हिमाचल प्रदेश राज्य शासन द्वारा प्रकाशित

शिमला, वीरवार, 25 अगस्त, 2005/3 भाद्रपद, 1927

हिमाचल प्रदेश सरकार

[Authoritative English text of this Department Notification No. TCP-A (3)-1/2005, Shimla-2, dated 4-8-2005 as required under clause (3) of Article 348 of the Constitution of India].

TOWN AND COUNTRY PLANNING DEPARTMENT

NOTIFICATION

Shimla-2, the 4th August, 2005

No. TCP-A(3)-1/2005.—In exercise of the powers conferred by the section 87 read with section 16 (a) and 30(1) of the Himachal Pradesh Town and Country Planning Act, 1977 (Act No. 12 of 1977), the Governor, Himachal Pradesh proposes to make following amendments in the Himachal Pradesh Town and Country Planning Rules, 1978 published in Rajpatra, Himachal Pradesh (Extra Ordinary) dated 6-4-1979, vide Notification No. 9-12/72-PW(B), dated 19-12-1978. These draft rules are hereby published in the Rajpatra, Himachal Pradesh for the information of the general public and notice is hereby given that the said draft rules will be taken into consideration by the State Government after the expiry of a period of 30 days from the date of publication of said draft rules in the Rajpatra, Himachal Pradesh.

If any person, likely to be affected by these rules or have any objection(s) or suggestion(s) against these draft rules, he may send the written objections/suggestions to the Secretary (TCP) to the Government of Himachal Pradesh, Shimla within the period specified above.

Objections/Suggestions, if any, received within the period specified above, shall be taken into consideration by the State Government, before finalizing these rules, namely :—

(1) *Short title.*—These rules may be called the Himachal Pradesh Town and Country Planning (Amendment) Rules, 2005.

(2) *Substitution of rule-12.*—For rule-12 of the Himachal Pradesh Town and Country Planning Rules, 1978, the following shall be substituted, namely :—

“12. *Form of application for permission for development of land by others* [Section 30 (1) and (2) and section 87 (2) (vi) and Fees]. (i) Any person not being the Union Government, State Government, a local authority or any other Authority constituted under the Act, shall apply under section 16 (a) and sub-section (1) of section 30, in Form XI for development of land alongwith the schedule and specification sheet attached with the application form. It shall include all those Planning and Special areas where the existing land use stand frozen”.

“(2) *Fees.*—Every application submitted under section 16 (a) and sub-section (1) of section-30 shall be accompanied by fee specified below :—

(a) For development of land other than erection of a building or part thereof:

Sl. No.	Component	Inside M. C. rates in Rs. per Sqm. of plot Area	Outside M. C. rates in Rs. per Sqm. of plot area
1	Development of land	5	2

(b) For building operation:

1. Residential Use :

Sl. No.	Component	Rates in Rs. Per Sqm. Floor Space	
		Municipal Area	Outside Municipal Area
1.	Economic Weaker Section upto 120 Sqm. Row or semidetached plot.	6	3
2.	Low Income Group 120 to 150 Sqm. Semi-detached plot.	12	5
3.	Medium Income Group 150 to 250 Sqm. plot.	20	10
4.	High Income Group more than 250 Sqm plot.	30	15

2. Commercial Use :

Sl. No.	Commercial Floor Space including corridor	Rates in Rs. Per Sqm. Floor Space	
		Municipal Area	Outside Municipal Area
1.	Upto 10 Sqm.	15	10
2.	11 to 20 Sqm.	20	15
3.	21 to 40 Sqm.	30	20
4.	41 to 80 Sqm.	40	30
5.	More than 80 Sqm.	60	40

3. Tourism Use :—

Sl. No.	Floor Space Sqm.	Rate in Rs. Per Sqm. Floor Space	
		Municipal Area	Outside Municipal Area
1.	Upto 200	15	10
2.	201 to 400	20	15
3.	401 to 800	25	20
4.	More than 800	30	25

4. Private Institutions, Clinics and Hospitals:

Sl. No.	Floor Space Sqm.	Rate in Rs. Per Sqm. Floor Space	
		Municipal Area	Outside Municipal Area
1.	Upto 200 Sqm.	20	15
2.	201-400	30	20
3.	401-750	40	30
4.	Above 750	50	40

5. Industrial use :

Rates in Rs. Per Sqm. of Plot Area		
High Potential Zone	Medium Potential Zone	Low Potential Zone
Sirmaur and Solan Districts	Una and Kangra Districts	Bilaspur, Mandi, Hamirpur, Chamba, Shimla, Kullu, Kinnaur and Lahaul and Spiti Districts.
20/-	15/-	10/-

(c) For change of existing building use :

Sl. No.	Landuse	Floor Area	Rates in Rs. Per Sqm. of Floor Space		
			Municipal Area	Outside Municipal Area	
1.	Residential	Upto 40 Sqm.	20	10	
		41-80 Sqm.	25	12	
		Above 80 Sqm.	40	20	
2.	Commercial	Upto 40 Sqm.	100	75	
		41 to 80 Sqm.	150	100	
		Above 80 Sqm.	200	150	
3.	Private Institutions.	Upto 100 Sqm.	40	30	
		101 to 200 Sqm.	50	40	
		201-400 Sqm.	60	50	
		401 to 800 Sqm.	75	60	
		Above 800	100	75	
			High Potential Zone	Medium Potential Zone	Low Potential Zone
4.	Industrial	Upto 100 Sqm.	50	40	30
		101-200 Sqm.	75	50	40
		201 to 500 Sqm.	100	75	50

(d) For change of landuse from the original use of site :

Sl. No.	Landuse	Plot Area	Rates in Rs. Per Sqm. of Plot Area		
			Municipal Area	Outside Municipal Area	
1.	Residential	150-250 Sqm.	10		50
		Above 250 Sqm.	15		10
2.	Commercial	Upto 200 Sqm.	100		75
		Above 200 Sqm.	200		150
3.	Private Institutions.	Upto 1000 Sqm.	30		20
			50		35
		Above 1000 Sqm.			
			High Potential Zone	Medium Potential Zone	Low Potential Zone
4.	Industrial	Upto 1000 Sqm.	20	15	10
		1001-5000 Sqm.	30	25	20
		above 5000 Sqm.	40	30	25

- (e) For change of land use from prescribed landuse in Development Plan/Interim Development Plan.

In case change of landuse in a prescribed landuse in the Development plan is involved then the rates for change against the predominant use will be subject to double the rates as prescribed under para (d) above for change from the original use of the site.

- (f) For Revalidation of Sanction:

Sl. No.	Landuse	Rates in Rs. Per Sqm. of floor space
1.	Residential	15/-
2.	Commercial	25/-
3.	Tourism	25/-
4.	Public and Semi-Public Commercial Amenities.	25/-
5.	Industrial	20/-

Note.—“These charges will be increased by 5% after a block of 5 years”.

By order,

Sd/-
Secretary.

